104.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,500 /	706,500
					USE VALUE:	706,500 /	706,500
					ASSESSED:	706,500 /	706,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
318		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRUESDALE KEITH L
Owner 2:	TRUESDALE CLAUDIA D
Owner 3:	
Street 1:	179 GUINEA RD
Street 2:	
Twn/City:	KENNEBUNKPORT
St/Prov:	ME Cntry: Own Occ: N
Postal:	04046 Type:

PREVIOUS OWNER

Owner 1:	ROSE FRANCIS J JR--ETAL -
Owner 2:	ROSE ELIZABETH A -
Street 1:	318 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 1843 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	273,900		432,600	706,500
Total Card	0.152	273,900		432,600	706,500
Total Parcel	0.152	273,900		432,600	706,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.30 | /Parcel: 383.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67055
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!8282!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,900	0	6,600.	432,600	706,500	706,500	Year End Roll	12/18/2019
2019	101	FV	221,100	0	6,600.	432,600	653,700	653,700	Year End Roll	1/3/2019
2018	101	FV	221,100	0	6,600.	370,800	591,900	591,900	Year End Roll	12/20/2017
2017	101	FV	221,100	0	6,600.	346,100	567,200	567,200	Year End Roll	1/3/2017
2016	101	FV	221,100	0	6,600.	296,600	517,700	517,700	Year End	1/4/2016
2015	101	FV	216,400	0	6,600.	265,700	482,100	482,100	Year End Roll	12/11/2014
2014	101	FV	216,400	0	6,600.	246,000	462,400	462,400	Year End Roll	12/16/2013
2013	101	FV	216,400	0	6,600.	234,500	450,900	450,900		12/13/2012

PRINT

Date	Time
12/10/20	22:51:42

LAST REV

Date	Time
02/05/19	12:10:07
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSE FRANCIS J	1272-192		8/15/2003		424,500	No	No		
	18499-394		8/1/1987		171,000	No	No		Y

USER DEFINED

Prior Id # 1:	67055
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2011	132	Addition	42,000					12X10 ADDITION
3/7/2011	119	Demoliti	2,000					DEMO DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
5/26/2011	Info Fm Prmt	BR	B Rossignol
2/23/2009	Meas/Inspect	189	PATRIOT
1/22/2004	MLS	HC	Helen Chinal
12/2/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
2/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	4									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287148
Depreciation:	13209
Depreciated Total:	273940

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

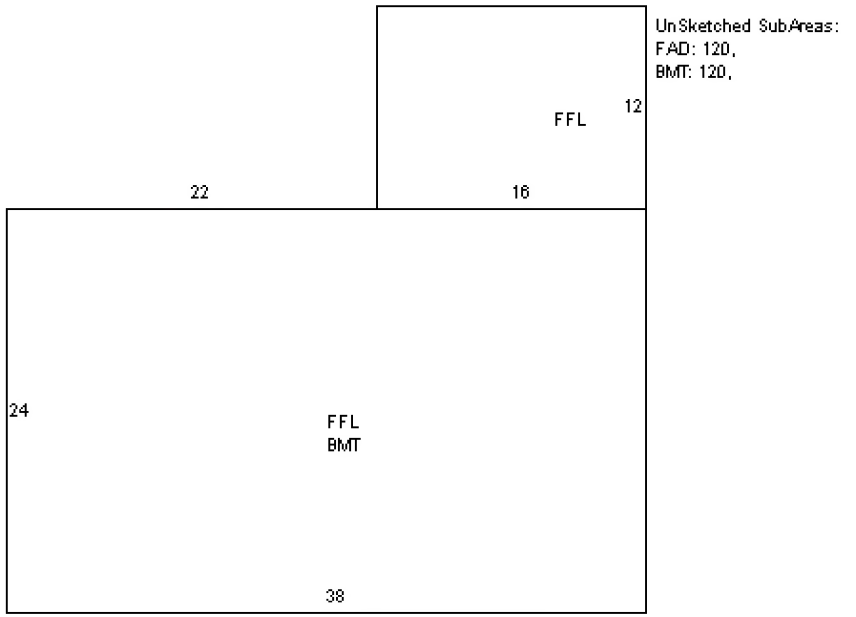
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	121.41
Final Total:	273900	Val/Su SzAd	223.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,104	128.240	141,574
BMT	Basement	1,032	53.470	55,186
FAD	Addition	120	128.240	15,388

Net Sketched Area:	2,256		Total:		212,148
Size Ad	1224	Gross Are	2256	FinArea	1843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	